

**MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION**

December 10, 2024

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Kobata at 7:00 p.m. on Tuesday, December 10, 2024, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Kobata, Vice-Chair Foster, Commissioners Gordon Popova, Robinson, Smith, Stokes

Staff: Assistant Director of Community and Economic Development John Funderburg, Development Manager Jolan Longway, Associate Planner Kelsey Gunter, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Chair Kobata led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATION

1. A presentation was made to the Planning Commission on current and approved projects occurring throughout the City by Secretary Funderburg.

PUBLIC HEARING

2. Hospital Systems Inc. Warehouse Addition, AP-24-0117 (UP, DR)

A public hearing was held requesting approval of a Use Permit and Design Review application to construct a new 12,000 square-foot industrial warehouse for storage of aluminum extrusions behind the existing main industrial building for Hospital Systems, Inc., located at 750 Garcia Avenue. Assessor's Parcel No. 088-250-070.

Associate Planner Kelsey Gunter gave a presentation.

Applicants Stephen Elbert and Becca Teutle spoke on behalf of the project.

Chair Kobata opened the public hearing.

There being no further public comments at this time, Chair Kobata closed the public hearing item.

On a motion by Commissioner Robinson, approving a Use Permit and Design Review application to construct a new 12,000 square-foot industrial warehouse for storage of aluminum extrusions behind the existing main industrial building for Hospital Systems, Inc., located at 750 Garcia Avenue, AP-24-0117 (UP, DR), seconded by Commissioner Gordon:

AYES: Foster, Gordon, Kobata, Popova, Robinson, Smith, Stokes
NAYES: None
ABSTAIN: None
ABSENT: None

3. Resolution Granting Approval of a Modification to the Existing Use Permit for DoctorBird Market, AP-23-0048 (UP)

A public hearing was held requesting approval of a Modification to Use Permit AP-23-0048 to Conditions of Approval No. 5 and 10 for Doctorbird Market. The modification request is to allow for a Type 42 License with Alcoholic Beverage Control (ABC), which would establish a "Wine Bar". The subject site is located at 90 East 4th Street. Assessor's Parcel No. 085-104-006.

Associate Planner Kelsey Gunter gave a presentation.

Applicants Danielle and Zane Fiala spoke on behalf of the project.

Chair Kobata opened the public hearing.

Public comment received from the following:

Dr. Geofforey Taylor and Dr. Amanda Mitchell

There being no further public comments at this time, Chair Kobata closed the public hearing item.

On a motion by Commissioner Gordon, approving a Modification to Use Permit AP-23-0048 to Conditions of Approval No. 5 and 10 for Doctorbird Market. The modification request is to allow for a Type 42 License with Alcoholic Beverage Control (ABC), which would establish a "Wine Bar". The subject site is located at 90 East 4th Street., AP-23-0048 (UP), seconded by Commissioner Smith:

AYES: Foster, Gordon, Kobata, Popova, Robinson, Smith, Stokes
NAYES: None
ABSTAIN: None
ABSENT: None

STAFF COMMUNICATIONS

Secretary Funderburg provided a reminder to the Planning Commission about the upcoming Planning Commission Academy in March 2025.

Secretary Funderburg informed the Planning Commission that there are no items scheduled for the December 24, 2024, meeting and announced that he meeting will be cancelled.

One (1) item tentatively to be presented at the December 10, 2024, meeting;

1. AP-24-0004 – Four applications to establish a new Quick Quack Self Service car wash facility. The applications include a Zoning Map Amendment from CC (Community Commercial to CC-O (Community Commercial with Limited Overlay) to establish a limited overlay district; a Use Permit to establish an automobile washing facility and construct a freestanding sign; Design Review for a 3,588 square-foot commercial self-services carwash; and a Sign Exception. The project site is located approximately 700' east of the intersection of Loveridge Road and North Park Boulevard.

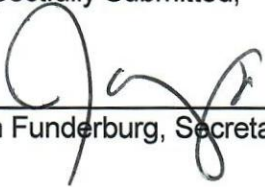
COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:16 p.m. to January 14, 2025.

Respectfully Submitted,



John Funderburg, Secretary